

WELCOME TO

55 MAIN

THE VILLAGE AT COLLEYVILLE



FOR
LEASE

RENTS

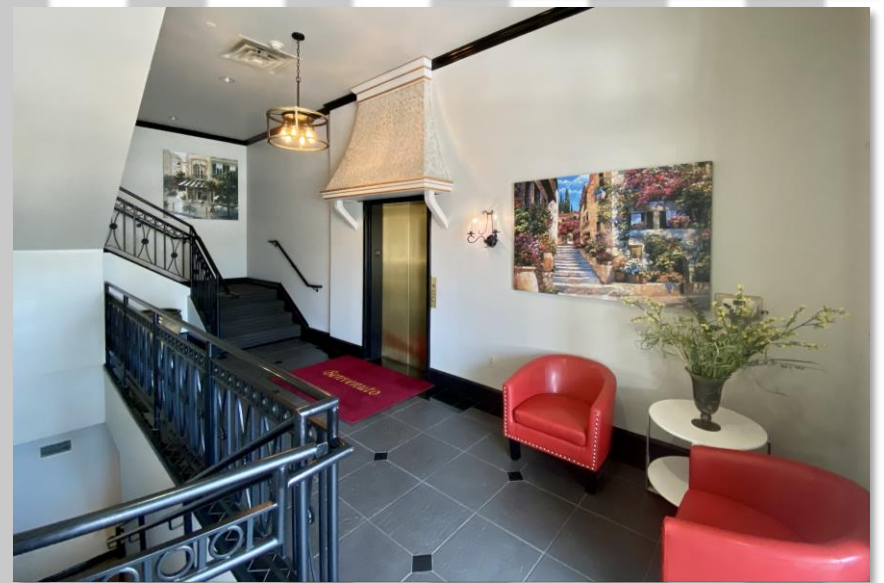
\$16.50 SF –

\$18.50 SF

+ NNN



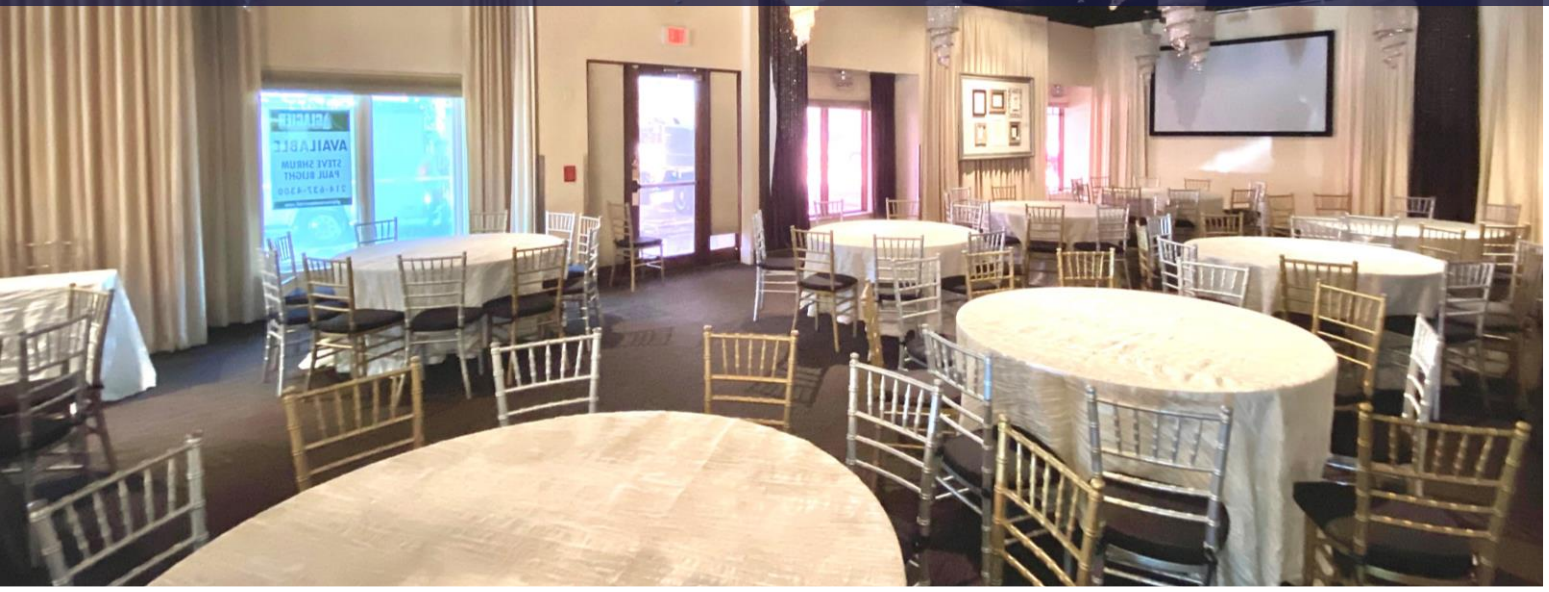
→ CENTRALLY LOCATED
WITH HIGH WALKABILITY
SCORES



55 MAIN STREET
COLLEYVILLE, TEXAS

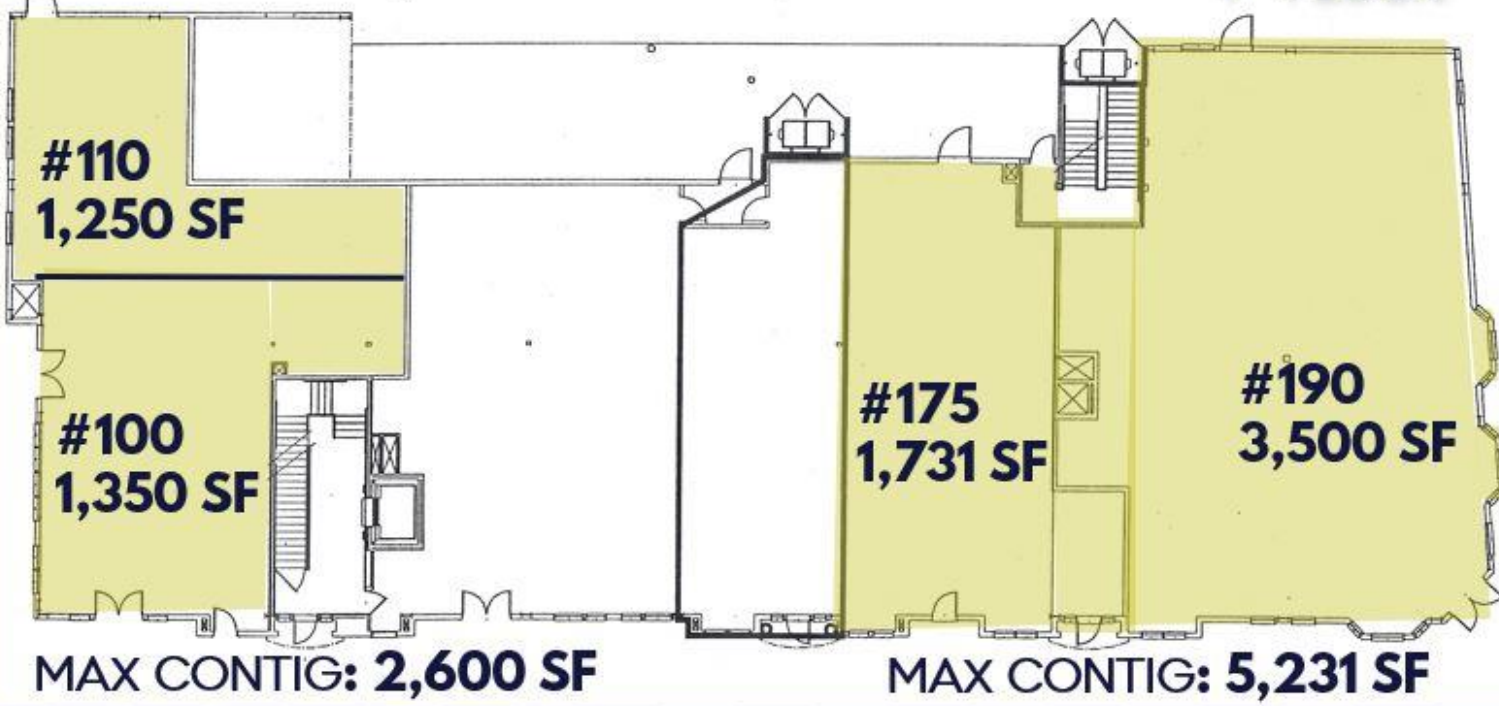
➔ VARIETY OF USES

WITH RESTAURANT AND RETAIL AVAILABLE



2ND GENERATION
MOVE-IN READY RESTAURANT & ENTERTAINMENT

1ST FLOOR

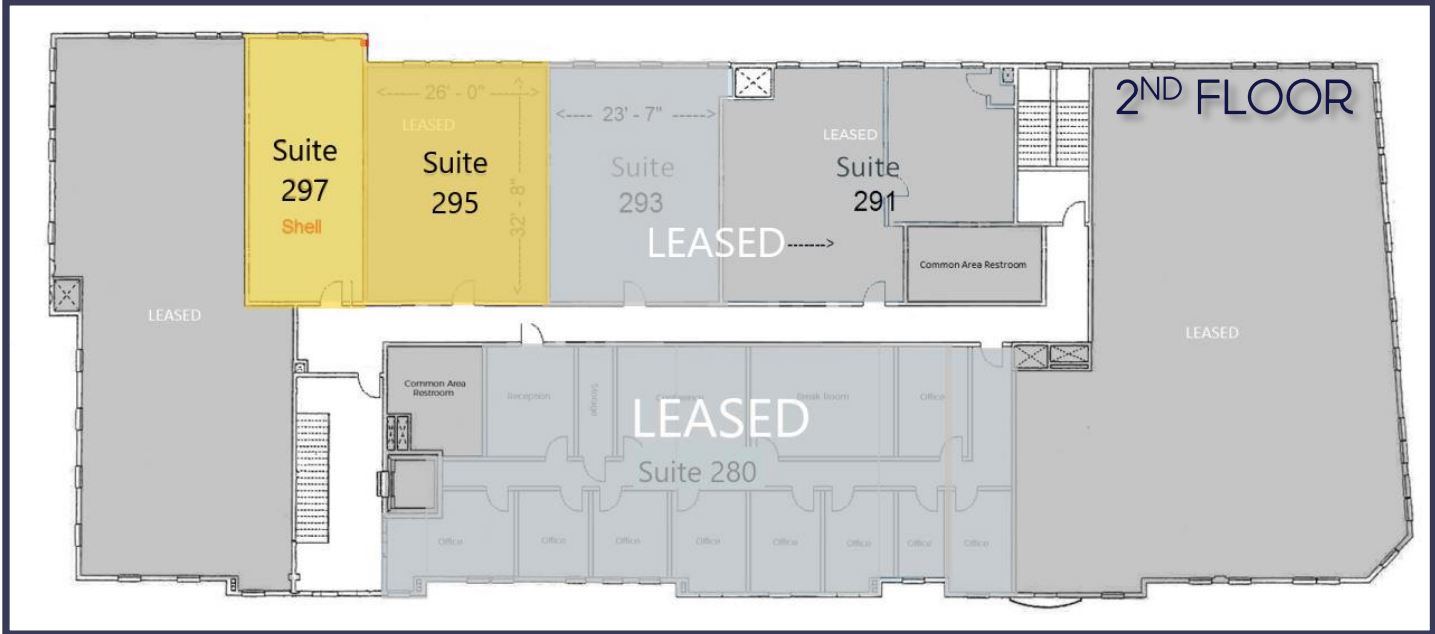


AVAILABILITY:

1st FLOOR – RETAIL USE:
SUITE **100**: **1,350 SF**
SUITE **110**: **1,250 SF**
MAX CONTIG: **2,600 SF**

1st FLOOR – RETAIL / RESTAURANT
SUITE **175**: **1,731 SF**
SUITE **190**: **3,500 SF**
MAX CONTIG: **5,231 SF**

2nd FLOOR – OFFICE / MEDICAL USE:
SUITE **295**: **849 SF**
SUITE **297**: **762 SF**
MAX CONTIG: **1,611 SF**



➔ FLOOR PLANS

COMMON AREA RESTROOMS
ON **2nd** FLOOR

➔ EXECUTIVE SUMMARY

Glacier Commercial Realty, L.P. has been hired to exclusively represent the ownership in the leasing of The Village at Colleyville's - 55 Main Street ("Property"), a 30,578 SF Three-Story Urban Village Building located in Colleyville, Texas. 55 Main presents a business or tenant with a prime opportunity to operate and thrive from a multi-tenant Neighborhood Center in one of the most highly sought-after markets of commerce (DFW Metroplex) in the U.S.

Colleyville, Texas is a unique community in the heart of the DFW Metroplex. Residents say they move here for its rural feel and the proximity to modern luxuries including a variety of shops, restaurants and service. Colleyville started as a community of neighborhoods and continues that quiet, friendly, and charming atmosphere as a municipality, despite being just minutes away from DFW International Airport. In 2018, data from the American Community Survey ranked Colleyville as the 10th wealthiest city in the United States. Colleyville is consistently ranked as the safest city in Texas, and, in 2018, was named the 11th safest city in the United States.

→ PROPERTY INFORMATION

PROPERTY FEATURES

- VARIETY of USES – Both Office & Retail/Restaurant Options Available
- BEAUTIFUL Finishes with High-End Delivery in Restaurant Space
- CENTRALLY LOCATED & High Walkability scores; Minutes to Major Highways & DFW International Airport.
- INCLUDES Common Area Restrooms on 2nd Floor with Onsite Amenities
- SURROUNDED by Vibrant Commercial Business, Booming Residential, & a Wide Variety of Restaurants & Entertainment Venues
- PARKING GARAGE - includes 25 Covered Spaces; with an additional 199 Surrounding Surface Spaces within The Village at Colleyville

PROPERTY DETAILS

- ADDRESS: 55 Main Street, Colleyville, TX 76034
- PROPERTY TYPE: Neighborhood Center
- YEAR BUILT: 2001
- TOTAL RBA: 24,877 SF
- BUILDING: 3 Story Neighborhood Village (Ground Floor Retail, 2nd Floor Office, 3rd Floor Individually Owned Luxury Penthouses)
- OCCUPANCY: 62%

LOCATION OVERVIEW

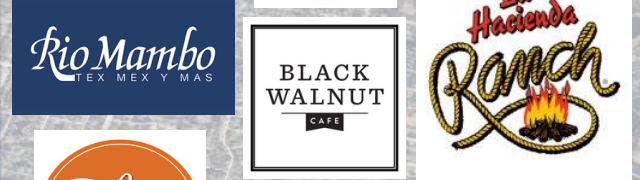


SOUTHLAKE



GRAPEVINE

DFW INTERNATIONAL AIRPORT



55 MAIN ST.

COLLEYVILLE

MINUTES TO:

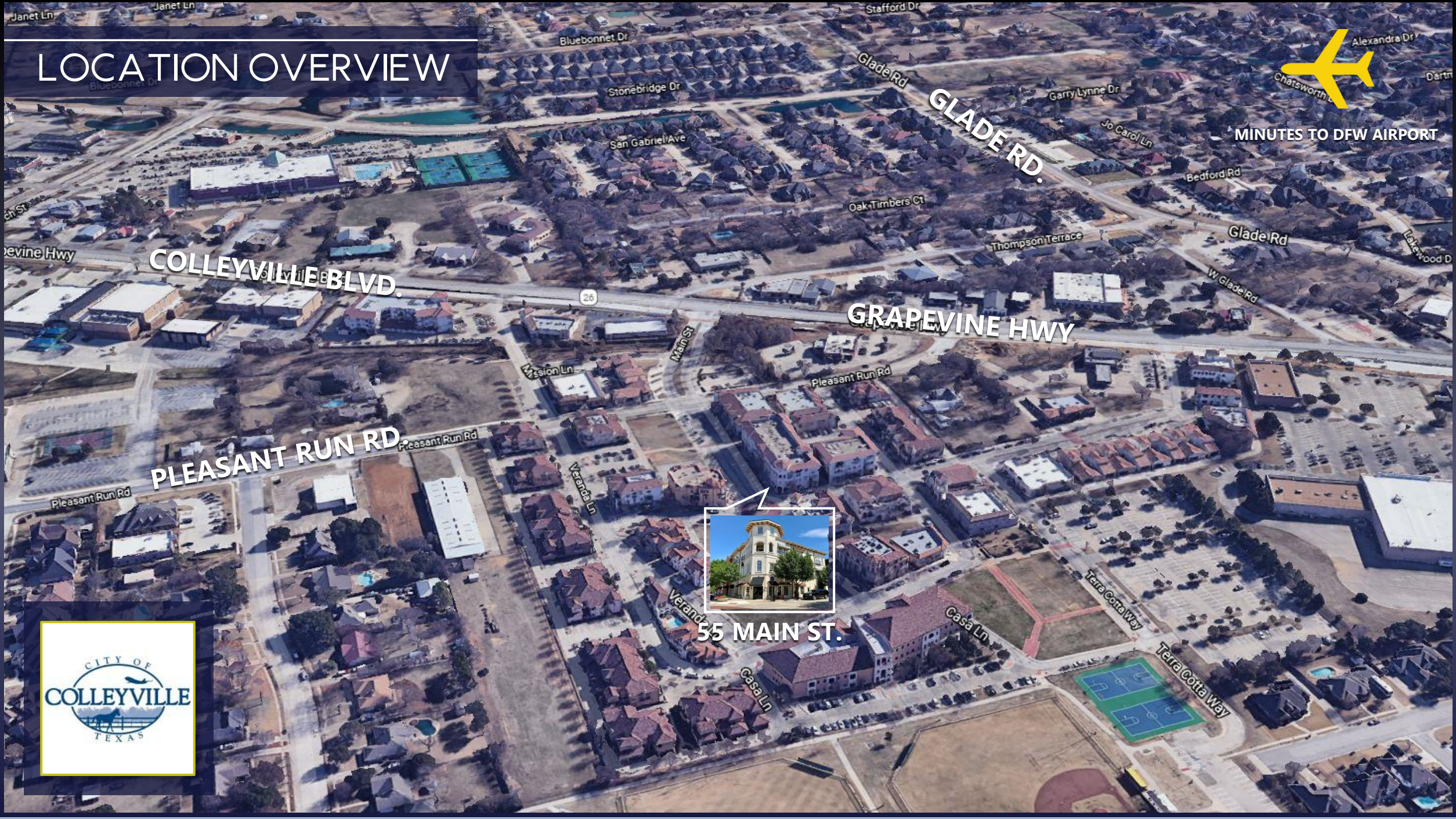
- 1** RESTAURANTS
- 8** STATE HWY 114
- 9** INTERSTATE 820
- 13** INTERSTATE 635
- 14** STATE HWY 121
- 14** DFW INT' L AIRPORT
- 21** FORT WORTH
- 30** DALLAS



LOCATION OVERVIEW



MINUTES TO DFW AIRPORT



55 MAIN ST.





Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any coincidental information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Glacier Commercial Realty, LP	556217	info@glaciercommercial.com	(214)637-4300
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Andrew Beckman	430871	beckman@glaciercommercial.com	(214)637-4300
Designated Broker of Firm	License No.	Email	Phone
Steve Shrum	382523	shrum@glaciercommercial.com	(214)637-4300
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
_____	_____	_____	_____
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

BROKERAGE
SERVICES





PAUL BLIGHT
PARTNER

214-682-7192

pblight@glaciercommercial.com



PHILLIP MAXWELL
VICE PRESIDENT

817-889-3542

pmaxwell@glaciercommercial.com

WWW.GLACIERCOMMERCIAL.COM
214-637-4300

© 2020 Glacier Commercial Realty, L.P. The information contained in this document has been obtained from sources believed reliable. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. Glacier Commercial Realty makes no representation regarding the value of the property addressed in this report.